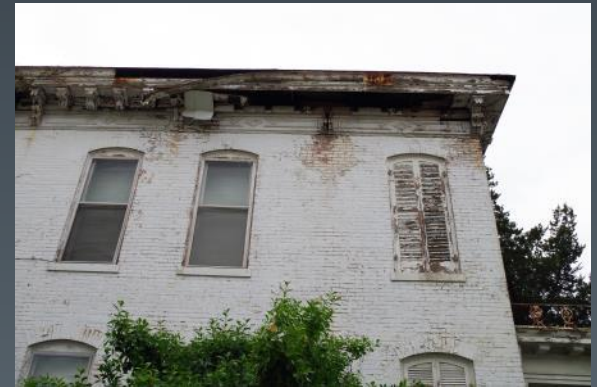


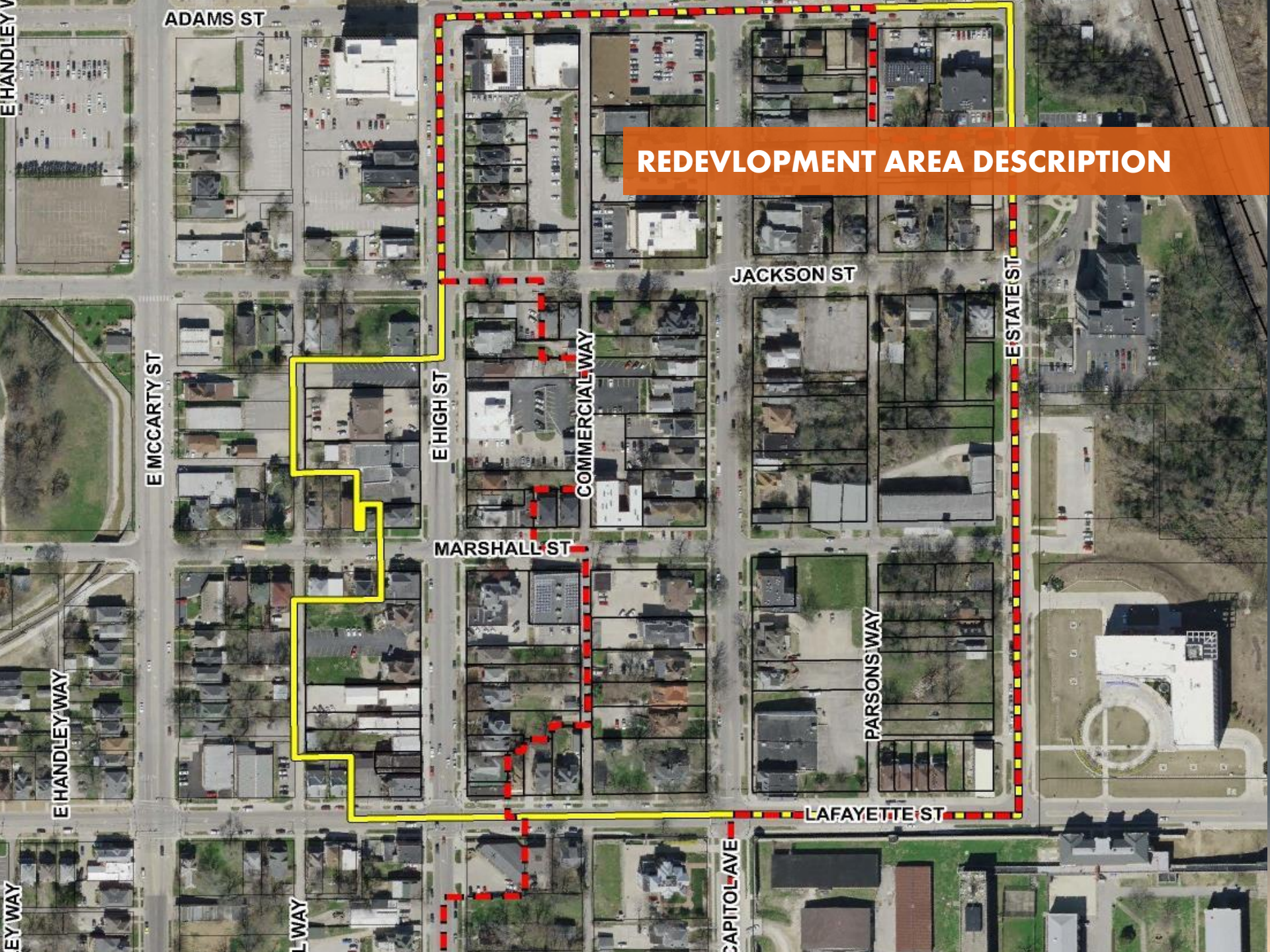
Jefferson City East Capitol Avenue Redevelopment Area Qualifications for Chapter 99 Designation

August 23, 2016



PRESENTATION OUTLINE

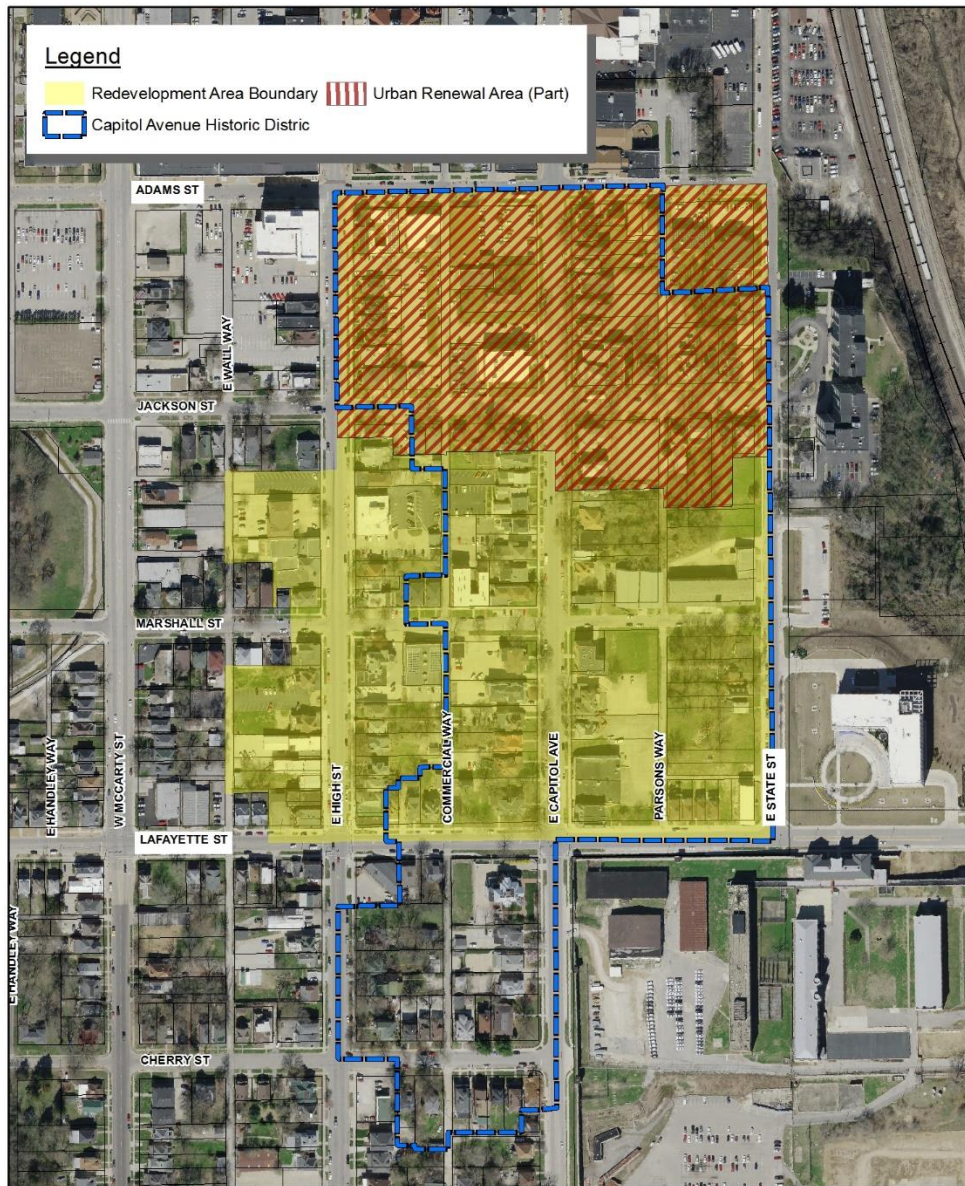
- Redevelopment Area Description
- Blighted Area Basis For Designation
- Summary of Blighted Area
- Questions and Discussion



REDEVELOPMENT AREA DESCRIPTION

BOUNDARY MAP

- Area consists of 116 parcels
- 66% of parcels are in the Capital Avenue Historic District
- 39% of the Area is within the LCRA Urban Renewal Area
- 38.1 acres of land



Boundary Map

East Capital Avenue Redevelopment Area
Jefferson City, Missouri



PG&V PLANNERS



0 75 150 300
Feet

June 2016

EAST CAPITOL REDEVELOPMENT AREA DESCRIPTION

- Land uses consist of single & multi-family residential, public/semi-public, commercial, & industrial.
- Architectural styles include French Colonial , Mid-19th Century Late Victorian, Late 19th & 20th Century Classical Revival, Craftsman, and Art Deco.



EAST CAPITOL REDEVELOPMENT AREA DESCRIPTION

- Many single family have been converted to commercial or multi-family, but fortunately, the facades have not been altered significantly



A photograph of a two-story house with a porch. The house has a stone foundation and a porch with a lattice railing. The upper story has a balcony with a wooden railing. The house appears to be in poor condition, with boarded-up windows and a weathered exterior. An orange banner with white text is overlaid on the right side of the image.

BLIGHTED AREA BASIS FOR DESIGNATION

NO TRESPASSING
BY ORDER OF
CITY OF JEFFERSON, MO
CITY OF PLANNING
& PROTECTIVE SERVICES
573-634-6400

BLIGHTED AREA BASIS FOR DESIGNATION

“Blighted Area”, an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.

BLIGHTED AREA BASIS FOR DESIGNATION

- Defective or Inadequate Street Layout
- Insanitary or Unsafe Conditions
- Deterioration of Site Improvements
- Improper Subdivision or Obsolete Platting
- Existence of Conditions Which Endanger Life or Property by Fire and Other Causes

DEFECTIVE OR INADEQUATE STREET LAYOUT



Exhibit E-1

Existing Conditions - Streets and Sidewalks

East Capitol Avenue Redevelopment Area
Jefferson City, Missouri



PG&V PLANNERS



0 62.5 125 250
Feet

June 2016

DEFECTIVE OR INADEQUATE STREET LAYOUT

- Street surfaces throughout the Area are generally in good condition, however, East High St. between Lafayette & Adams Street, and Marshall Street between East High & East Capitol Ave. are showing deterioration in the form of extensive cracking.
- Sidewalks have been replaced in much of the Area, but there are sidewalks in need of replacement & in some instances, represent a pedestrian safety hazard, primarily on Capitol Ave between Jackson & Adams, and Jackson St between High St & Capitol Ave.

DEFECTIVE OR INADEQUATE STREET LAYOUT

- The entire length of East Capitol Avenue through the Area (Lafayette to Adams) and East State Street between Marshall and Jackson have deteriorated curbs and gutters.

INSANITARY OR UNSAFE CONDITIONS

- Unsafe conditions are evidenced by a lack of proper public infrastructure adequate for ensuring the public's health and safety and the presence of harmful substances and conditions which threaten the health and safety of the public.

INSANITARY OR UNSAFE CONDITIONS

19 of the 106 parcels
demonstrate exterior
evidence of unsafe
conditions.

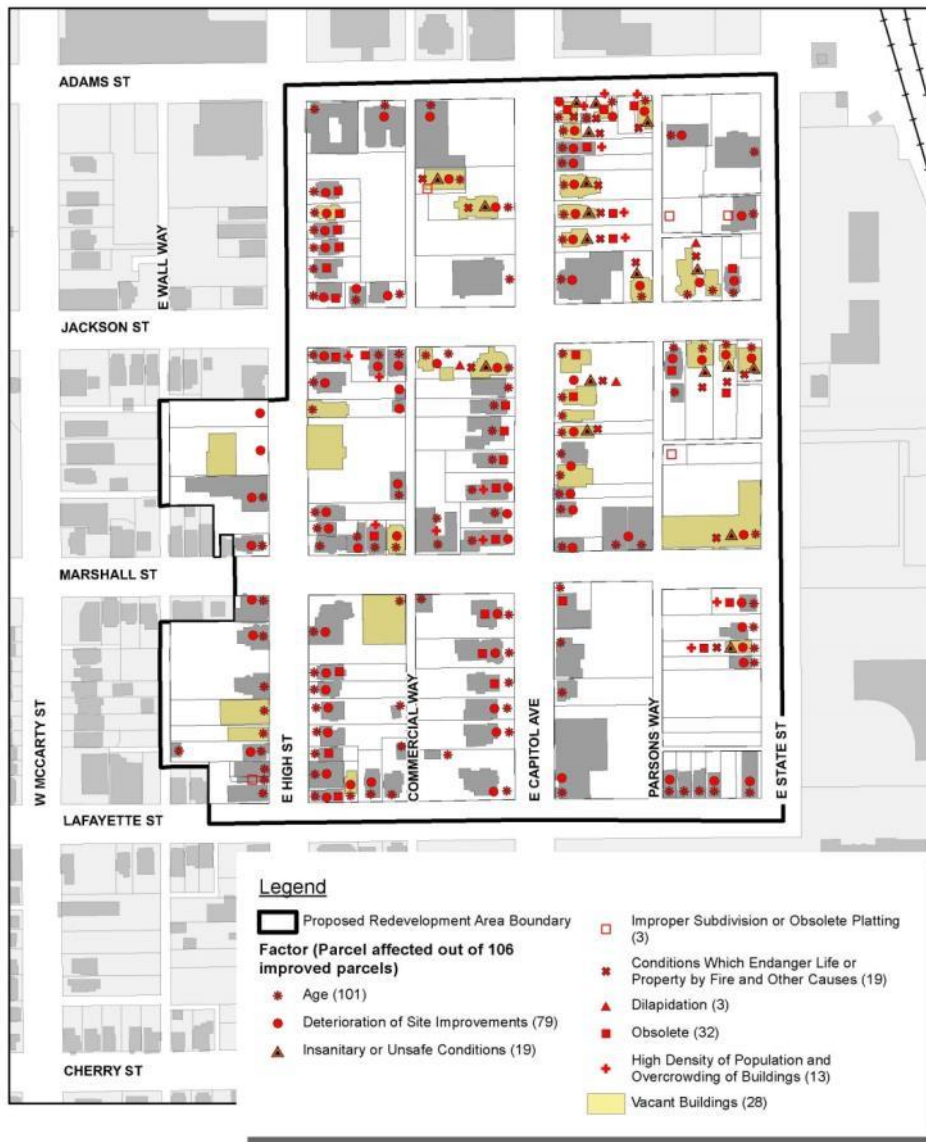


Exhibit E Existing Conditions

East Capitol Avenue Redevelopment Area
Jefferson City, Missouri



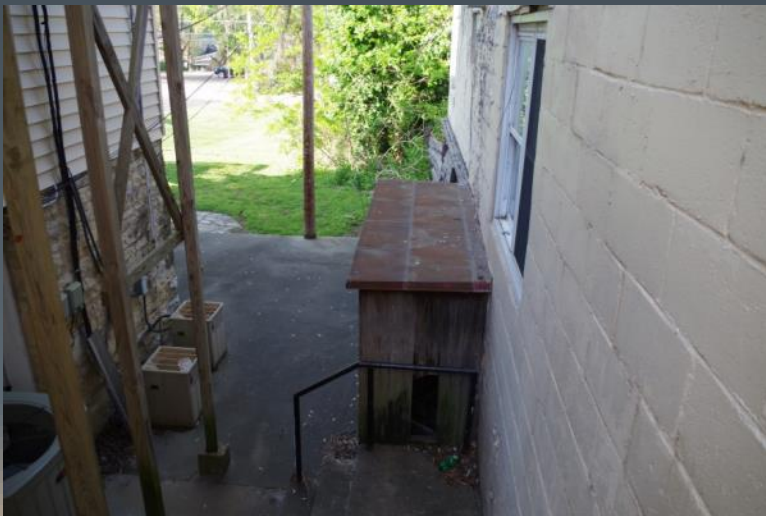
PCAV PLANNERS

June 2016



0 62.5 125 250
Feet

UNSAFE CONDITIONS



- Some older homes have been converted for multi-family occupancy and have secondary access, unit access, or fire escape stairs built out of 4" by 4" wooden posts.
- These structures are a code violation and carry a risk for collapse when used by heavier individuals or more than one person.

UNSAFE CONDITIONS

- The number of unoccupied structures with deteriorating siding, soffits, and eaves present a multitude of opportunities for invasion by various types of vermin and birds.



DETERIORATION OF SITE IMPROVEMENTS



- Primary building components include the foundation, exterior walls, floors, roofs, wiring, plumbing, etc.

DETERIORATION OF SITE IMPROVEMENTS



- Secondary building components include the doors, windows, frames, fire escapes, gutters, downspouts, siding, fascia materials, etc.

CODE VIOLATIONS



Exhibit G

Code Violation Citations

East Capitol Avenue Redevelopment Area
Jefferson City, Missouri



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0 62.5 125 250
Feet

IMPROPER SUBDIVISION OR OBSOLETE PLATTING

- Improper subdivision can consist of the platting of a lot or lots with irregular shapes which renders construction of appropriate land uses difficult or impossible or renders the lot or lots in violation of the County's subdivision code.
- Obsolete platting is where the shapes of lots or the arrangement or organization of lots is no longer suited for current, modern, land use and development.

IMPROPER SUBDIVISION OR OBSOLETE PLATTING



EXISTENCE OF CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE AND OTHER CAUSES



- Although the site is fenced, it represents a danger as an unattractive nuisance, a potential fire hazard, and potentially a haven for disease-carrying vermin.

SUMMARY OF BLIGHTED AREA



SUMMARY OF BLIGHTED AREA – ECONOMIC LIABILITY

- The Area, in its present condition and use, is severely underutilized.
- The conditions are a deterrent to future investment and development in the area.
- As a result of the building and property deterioration, vacancy, and little investment in rehabilitation and/or redevelopment, the Area is becoming a declining source of revenue for the City and the other taxing districts.

SUMMARY OF BLIGHTED AREA – ECONOMIC LIABILITY

- Between 2007-2015 102 out of 116 properties have either declined or had no increase in value.
- Of the 14 properties that increased in value, the percentage of increase only amounted to 8.8% over the seven-year period and amounted to \$262,210. This is an increase of 1.3% per year.
- Overall, even considering the increases, the assessed value of the Area has declined 11%.

SUMMARY OF BLIGHTED AREA – ECONOMIC LIABILITY

- If we remove the 14 properties that increased in value and examine the 35 properties that declined in value, the overall decline in assessed value is 18.4% or 2.6% annually.
- This rate of decline is more than twice the rate of increase of the 14 properties.
- This represents a **loss of nearly \$778,000** in assessed value for the 35 declining properties between 2007 and 2015.

SUMMARY OF BLIGHTED AREA - SOCIAL LIABILITY

The Area contains unsafe conditions, potentially hazardous substances, and various fire and building code violations, all of which constitute a social liability.



SUMMARY OF BLIGHTED AREA – SOCIAL LIABILITY

- The negative trend in property tax collection has an adverse effect on the governmental entities that provide services to the community.
- Crime in the Area presents a social liability that stigmatizes the neighborhood and represents an outsized cost for police protection for a comparatively small area of the City.

SOCIAL LIABILITY – Reported Crimes Since 2008

Arson (4)
Assault (4)
Burglary (53)
Robbery (7)
Rape (2)
Stolen Vehicle (1)
Theft (71)



Exhibit F

Reported Crimes Since 2008

East Capitol Avenue Redevelopment Area
Jefferson City, Missouri



PCAV PLANNERS

June 2016



0 62.5 125 250
Feet

SUMMARY OF BLIGHTED AREA – MENACE TO THE PUBLIC HEALTH, SAFETY, MORALS OR WELFARE

- The Area's defective and inadequate street layout, unsafe conditions, deterioration of site improvements, improper subdivision and obsolete platting indicate that the Area, on the whole, is a "Blighted area" as defined by R.S.MO 99.320.
- The lack of compliance with existing codes and the level of crime reinforce the conclusion that the Area is a menace to public health, safety, morals and welfare in its current condition and use.

SUMMARY OF BLIGHTED AREA – AGE – A CONTRIBUTING FACTOR

- While not a qualifying factor under the LCRA Law, Age is a factor contributing to the decline of the Area
- 42 buildings are over 100 years old and 88 buildings are 90 years old or older
- This is an indicator that without action on the part of the City to promote rehabilitation or removal of aged and rapidly deteriorating improvements the decline of the Area is likely to accelerate

NEXT STEPS

- Consider formally declaring the portion of the Area not within the current URA blighted under the LCRA Law by ordinance
- The City's Comprehensive Plan already identifies the need for redevelopment in this Area
- The LCRA Urban Renewal Plan already covers a significant part of the Area but should be updated as may be appropriate
- The Central East Side Neighborhood Plan (2005) identifies many of the issues and the potentials of the Area and supports the more general land use and redevelopment targets of the Comprehensive Plan

NEXT STEPS

- In summary, the City's planning documents have identified the issues, challenges, and needs of the Area for years
- These planning efforts form the basis for going forward and indicate that any redevelopment program evolving from the City's declaration of blight is supported by its current planning documents (as is required by the LCRA Law)

NEXT STEPS

- Develop a land acquisition strategy (public and/or private)
- Tackle those properties in the worst condition first and recognize that it may not be possible to economically rehab or redevelop some (i.e. demolition)
- Recognize that saving some of the buildings will require providing public financial incentives to potential new owners/developers
- Recognize that a significant reason for the current conditions has been property neglect and unwilling sellers

NEXT STEPS

- Know that resurrecting this Area may require invoking eminent domain (citing property owners for code violations and boarding up properties hasn't worked)
- Identify which public financing and incentive tools you will provide in exchange for rehab or redevelopment of properties (i.e. property tax abatement, TIF, support for historic or other tax credits, etc.)
- Establish general requirements for what type of rehab or redevelopment can receive incentives

NEXT STEPS

- Develop an outreach effort to identify parties who want to rehab and/or redevelop properties and let them know what type of help the City may provide:
 - Assistance with land acquisition (either dollars or eminent domain)
 - Tax abatement or TIF
 - Support of Historic Tax Credit applications (or other tax credits as may be applicable)
- Determine who will be in charge of the redevelopment program (i.e. the City, the LCRA, some cooperative effort, etc.)



QUESTIONS AND DISCUSSION